



COUNTY OF LOS ANGELES TREASURER AND TAX COLLECTOR

KENNETH HAHN HALL OF ADMINISTRATION
225 NORTH HILL STREET, ROOM 130
P. O. BOX 512102
LOS ANGELES, CALIFORNIA 90051-4917



MARK J. SALADINO
TREASURER AND TAX COLLECTOR

TELEPHONE
(213) 974-0871

TELECOPIER
(213) 680-3648

May 29, 2012

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

27 May 29, 2012

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

AGREEMENT TO PURCHASE "TAX DEFAULTED SUBJECT TO POWER TO SELL" PROPERTY SUPERVISORIAL DISTRICT 5 - AGREEMENT 2689

SUBJECT

The City of Santa Clarita is seeking to buy one (1) tax-defaulted property through the Chapter 8 Agreement sale process. The Chapter 8 Agreement sale is designed to allow eligible government agencies and non-profit organizations the opportunity to buy tax-defaulted property for a qualifying public purpose or benefit. The City of Santa Clarita intends to utilize the property for open space.

IT IS RECOMMENDED THAT YOUR BOARD:

Approve and instruct the Chairman to sign the Purchase Agreement Number 2689 of "Tax Defaulted Subject to Power to Sell" property being acquired by the City of Santa Clarita (public agency) pursuant to the Revenue and Taxation Code, with revenue to be provided to recover a portion, if not all, of back property taxes, penalties, and costs on the delinquent parcel and any remaining tax balance to be cancelled from the existing tax rolls and approve publication of the Purchase Agreement of "Tax Defaulted Subject to Power to Sell" property.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The property described in the agreement may be sold in accordance with the provisions of Division 1, Part 6, Chapter 8 of the Revenue and Taxation Code, and with the policy adopted by Board action on November 24, 1970. Exhibit "A" attached to the Agreement, indicates the legal description and selling price of the parcel.

Upon approval, the attached agreement is to be signed by the Chairman and returned to the Tax Collector for transmittal to the State Controller for further approval. County Counsel has approved the agreement as to form.

The Chapter 8 Agreement sale procedure permits public agencies to acquire "Tax Defaulted Subject to Power to Sell" property without the necessity of a public auction. The property described in this letter will be acquired by one (1) public agency. The agreement is with the City of Santa Clarita, which intends to utilize the property for open space.

Implementation of Strategic Plan Goals

Approval of the agreement is in accordance with the Countywide Strategic Plan Goals of Fiscal Sustainability. Delinquent property taxes and costs are recovered, and the limited-use parcel is identified for appropriate public purposes.

FISCAL IMPACT/FINANCING

Revenue will be provided to the County for apportionment among the affected taxing agencies, which will recover a portion, if not all, of back property taxes, penalties, and costs on the delinquent parcel. Any remaining tax balance will be cancelled from the existing tax rolls.

Existing appropriation is available in the Treasurer and Tax Collector's budget for publication costs. Publishing, in accordance with Section 3798 of the Revenue and Taxation Code, is the most cost-effective method of giving adequate notification to parties of interest.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Chapter 8 Agreement sale procedure permits eligible public agencies to acquire "Tax Defaulted Subject to Power to Sell" property, pursuant to Section 3791, et seq., of the Revenue and Taxation Code.

Attachment "A" is a summary of the public agency's purchase. This attachment indicates the affected Supervisorial District and the public use for which the property is being acquired. County Counsel has approved the agreement as to form. Attached to the agreement is the Assessor's parcel map, showing the dimension and general location of the affected parcel.

Efforts will be made to contact the owners and parties of interest to inform them of their tax liabilities and the provisions for the redemption of the property, pursuant to Section 3799 of the Revenue and Taxation Code.

Section 3798 of the Revenue and Taxation Code mandates notice of agreements to be published once a week for three (3) consecutive weeks in a newspaper of general circulation published in the County.

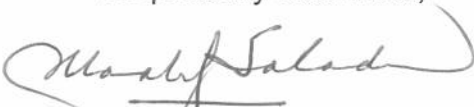
IMPACT ON CURRENT SERVICES (OR PROJECTS)

No impact.

CONCLUSION

Upon approval of the attached agreement forms, the Department of Treasurer and Tax Collector will need all original documents returned for submission to the State Controller, as the State Controller's Office has the final approval of this and all Chapter 8 Agreements.

Respectfully submitted,



MARK J. SALADINO
Treasurer and Tax Collector

MJS:DJD:af

Attachments

c: Assessor
Chief Executive Officer
Auditor-Controller
County Counsel
Executive Officer, Board of Supervisors

SUMMARY OF PUBLIC AGENCY'S PURCHASE

FIFTH SUPERVISORIAL DISTRICT

AGREEMENT NUMBER 2689

AGENCY

City of Santa Clarita
Public Agency

Selling price of the parcel
shall be \$27,969.00

Public Agency intends to utilize
the property for open space

SUPERVISORIAL
DISTRICT

5th

LOCATION

CITY OF SANTA CLARITA

PARCEL
NUMBER

2848-012-086

MINIMUM
BID

\$ 27,969.00

AGREEMENT NUMBER 2689

CITY OF SANTA CLARITA

FIFTH SUPERVISORIAL DISTRICT

VIA FAX 213-680-3648
FEDEX OVERNIGHT



City of
SANTA CLARITA

August 2, 2011

23920 Valencia Boulevard • Suite 120 • Santa Clarita, California 91355-2196
Phone: (661) 286-4000 • FAX: (661) 284-1431

www.santa-clarita.com

Ms. Donna J. Doss
Assistant Treasurer and Tax Collector
County of Los Angeles
Chapter 8 Tax Defaulted Land Unit
225 North Hill Street, Room 130
Los Angeles, CA 90051-0102

Dear Ms. Doss:

Subject: Objection to Sale and Request for Chapter 8 Agreement to Purchase Tax Defaulted Properties from ~~2011A Tax Sale~~
AIN's 2827-010-011, 2827-030-001, 2827-032-001, 2827-036-010 and 2848-012-086.

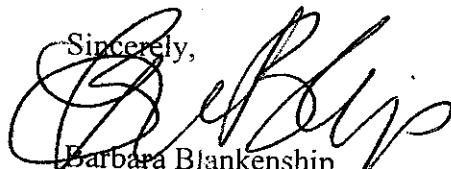
In response to the letter dated July 15, 2011, regarding the proposed sale of the five parcels listed on the attached worksheet, please be advised that the City of Santa Clarita does object to the sale of these parcels. The City, in compliance with the procedures and requirements for local agencies to acquire tax defaulted properties via the Chapter 8 process, is formally requesting to enter into an agreement to purchase the specific properties referenced on the attached worksheet.

Additionally, as part of the agency purchase requirements, you will find enclosed a copy of the City's mission statement, a statement of intended use for each parcel, and our payment of the required application fees.

The City of Santa Clarita has been pro-active in the preservation of open space and the creation of passive parklands. All of the requested parcels are located adjacent to City-owned open space lands. Acquiring these parcels will work in conjunction with our open space plan to improve vital wildlife corridors and better ensure a high quality of life for our residents. Purchasing land, within and near the City of Santa Clarita is a top priority of our City Council.

I trust that our previous Chapter 8 transactions have established a successful working partnership with you and your staff. I look forward to completing these transactions. If you have any questions, please call me at (661) 286-4046

Sincerely,


Barbara Blankenship
Acquisition Specialist

BB:jc

S:\PR\Parks Planning & Open Space\Open Space & Real Property\Blankenship\Tax Default\Tax Default: 2011A.doc





**COUNTY OF LOS ANGELES
TREASURER AND TAX COLLECTOR**

KENNETH HAHN HALL OF ADMINISTRATION
225 NORTH HILL STREET, ROOM 130
LOS ANGELES, CALIFORNIA 90012



MARK J. SALADINO
TREASURER AND TAX COLLECTOR

October 21, 2011

TELEPHONE:
(213) 974-0871

TELECOPIER:
(213) 680-3648

Ms. Barbara Blakenship
Acquisition Specialist
City of Santa Clarita
23920 Valencia Boulevard Suite 120
Santa Clarita, California 91355-2196

COPY

Dear Ms. Blakenship:

Re: **2011A TAX SALE**
ASSESSOR'S IDENTIFICATION NUMBERS: SEE ATTACHMENT "A"

This is an update to your request to acquire the above referenced tax defaulted "Subject to Power to Sell" properties from the 2011A sale to be utilized for open space purposes.

Four (4) of the requested parcels are no longer available for sale through Chapter 8 Agreement sale process for reasons indicated on Attachment "A". To date, there is only one (1) remaining parcel available for Chapter 8 sale process.

If you have questions, please contact me at (213) 974-0871.

Very truly yours,

MARK J. SALADINO
Treasurer and Tax Collector

Alan Marinas, Tax Services Clerk II
Tax Defaulted Land Unit
Secured Property Tax Division

AM
X:\Agency Update Letters-B\ Agencyupdate-ltr staclarita

Enclosures

Attachment "A"
Status of Parcels Requested

No.	Assessor's Identification #	Status
1	2848-012-086	Available
2	2827-036-010	REDEEMED 9/30/2011
3	2827-010-011	REDEEMED 9/14/2011
4	2827-030-001	REDEEMED 9/14/2011
5	2827-032-011	REDEEMED 9/14/2011

Application to Purchase Tax-Defaulted Property from County

This application is to be completed by eligible purchasing entities to commence purchase of tax-defaulted property by agreement sale from the county under applicable provisions of the California Revenue and Taxation Code. Please complete the following sections and supply supporting documentation accordingly. Completion of this application does not guarantee purchase approval.

A. Purchaser Information

1. Name of Organization: CITY OF SANTA CLARITA
2. Corporate Structure – check the appropriate box below and provide corresponding information:
 - ☐ Nonprofit – provide Articles of Incorporation
 - ☒ Public Agency – provide mission statement (If redevelopment agency, also provide agency survey map)

B. Purchasing Information

Determine which category the parcel falls under and then check the appropriate box as it relates to the purchasing entity's corporate structure and the intended use of the parcel:

Category A: Parcel is currently scheduled for a Chapter 7 tax sale

- ☐ No Purchase – State / county / taxing agency registering objection to preserve lien only
- ☐ Purchase by State / county / tax agency / revenue district / redevelopment agency / special district to preserve its lien
- ☒ Purchase by State / county / tax agency / revenue district / redevelopment agency / special district for public purpose
- ☐ Purchase by nonprofit for low-income housing or to preserve open space

Category B: Parcel is *not* currently scheduled for a Chapter 7 tax sale

- ☐ Purchase by State / county / taxing agency / revenue district / redevelopment agency / special district for public purpose
- ☐ Purchase by nonprofit to use parcel(s) for low-income housing or to preserve open space

C. Property Detail

Provide the following information. If more space is needed for any of the criteria, consolidate the information into a separate "Exhibit" document and attach accordingly:

1. County where the parcel(s) is located: LOS ANGELES
2. List each parcel by Assessor's Parcel Number: 2848-012-086
3. State the purpose and intended use for each parcel: Open Space Preservation

D. Acknowledgement Detail

Provide the signature of the purchasing entity's authorized officer

Authorized Signature

Title

Date

Ken P. Blum
Ken P. Blum

City Manager
City Manager

3/22/12
3/22/12

AGREEMENT # 2689

RESOLUTION NO. 12-1

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA CLARITA,
CALIFORNIA, AUTHORIZING THE SUBMITTAL OF A CHAPTER 8 AGREEMENT TO
PURCHASE TAX DEFAULTED PROPERTY FOR OPEN SPACE PRESERVATION

WHEREAS, the City Council of the City of Santa Clarita recognizes the importance of protecting open space; and

WHEREAS, the City of Santa Clarita is eligible to purchase real property under the provisions of Division 1, Part 6, Chapter 8 of the Revenue and Taxation Code to acquire title to such properties; and

WHEREAS, in 2007, the City of Santa Clarita's residents approved the formation of the Open Space Preservation District, which provides the funding to purchase open space, and will fund a portion of the total purchase price for property acquired through the Chapter 8 process.

NOW, THEREFORE, the City Council of the City of Santa Clarita does hereby resolve as follows:

SECTION 1. The City Manager of the City of Santa Clarita or designee is authorized to execute a Chapter 8 Agreement for property listed in the County of Los Angeles Tax Collector Tax Defaulted Property Sale Book.

SECTION 2. The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 10th day of January 2012.

Laurie E. Bode
MAYOR

ATTEST:

Sarah K.
CITY CLERK

DATE: 1/30/12

RE

MAR 09 2012

RECEIVED
MAR 08 2012

BY:

AM

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF SANTA CLARITA)

I, Sarah P. Gorman, City Clerk of the City of Santa Clarita, do hereby certify that the foregoing Resolution was duly adopted by the City Council of the City of Santa Clarita at a regular meeting thereof, held on the 10th day of January 2012, by the following vote:

AYES: COUNCILMEMBERS: Ferry, Kellar, McLean, Weste, Ender

NOES: COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: None

Sarah P. Gorman
CITY CLERK

MAR 09 2012

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF SANTA CLARITA)

CERTIFICATION OF
CITY COUNCIL RESOLUTION

I, Sarah P. Gorman, City Clerk of the City of Santa Clarita, do hereby certify that this is a true and correct copy of the original Resolution 12-1 adopted by the City Council of the City of Santa Clarita, California on January 10, 2012, which is now on file in my office.

Witness my hand and seal of the City of Santa Clarita, California, this 1st day of March 2012.

Sarah P. Gorman
City Clerk

By _____
Deputy City Clerk



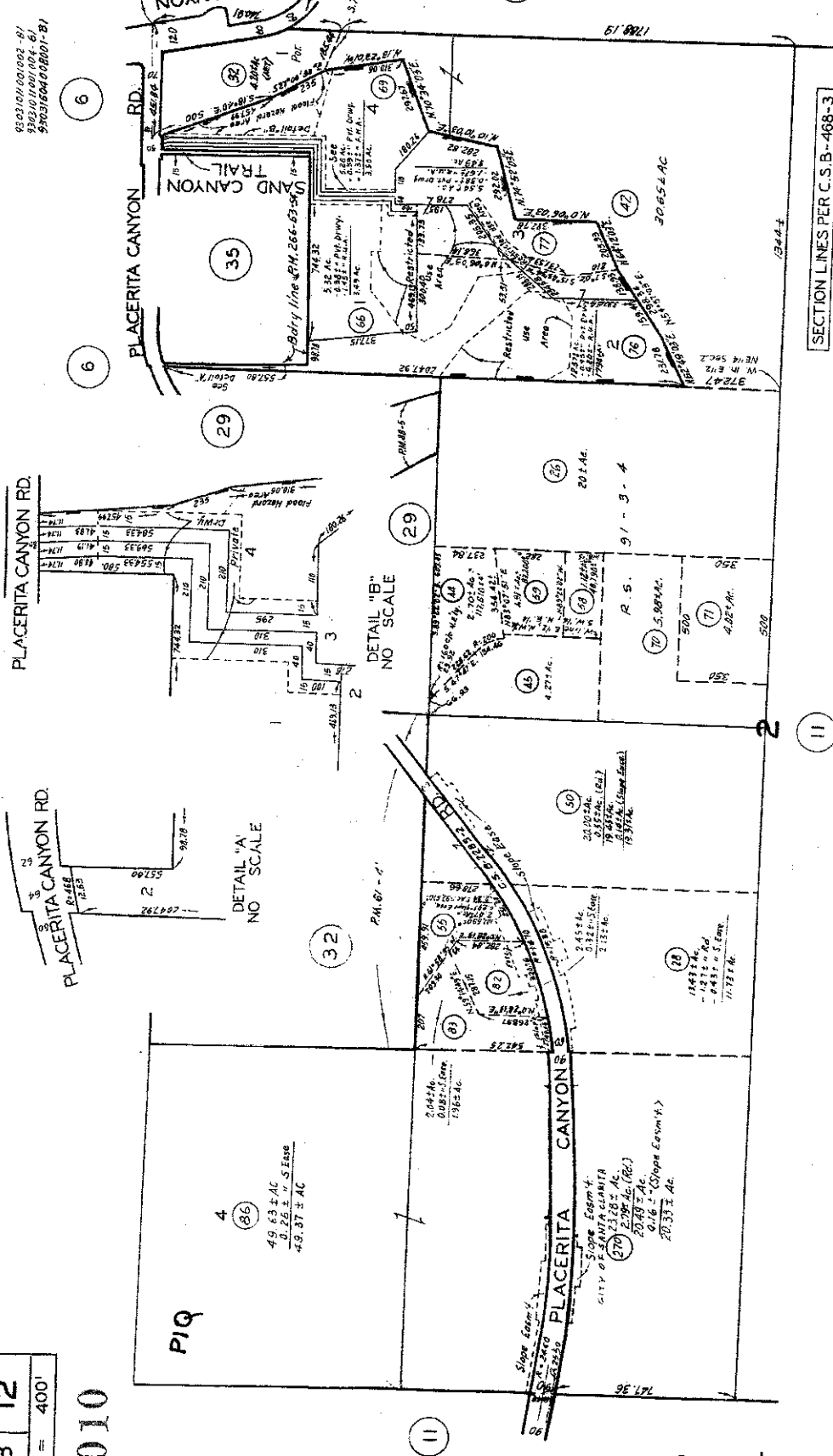
MAR 09 2012

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PARCEL MAP
PM 117-40-41

CODE
2846

FOR PREP. ASSMT. SEE:
2846-12,32

ASSESSOR'S MAP
COUNTY OF LOS ANGELES CALIF

**AGREEMENT TO PURCHASE
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY
(Public/Taxing Agency)**

This Agreement is made this 15 day of May, 2003, by and between ~~the Board of Supervisors of~~ Los Angeles County, State of California, and the **CITY OF SANTA CLARITA** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.
2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.
3. *That the PURCHASER agrees that the real property be used for the public use specified on Exhibit "A" of this agreement.*
4. That if said PURCHASER is a **TAXING AGENCY**, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

~~11-00439~~
ANDREA SHERIDAN ORDIN
County Counsel

By Larry Panich
Senior Associate County Counsel

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code

X: ID: Chptr 8 Pubagency form
Revised 6/24/03

The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agencies.

ATTEST: Sarah PG

By Ken Striplin
Ken Striplin
Assistant City Manager

(Seal)

ATTEST:

Board of Supervisors
Los Angeles County

By _____
Clerk of the Board of Supervisors

By _____
Chairman of the Board of Supervisors

By _____
Deputy
(seal)

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the City of N/A hereby agrees to the selling price as provided in this agreement.

ATTEST: Sarah PG

City of N/A

By Ken Striplin
Mayor Ken Striplin
Assistant City Manager

(seal)

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.

Marilyn Salas
Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this ____ day of _____, 20__.

By: _____, STATE CONTROLLER

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2689

EXHIBIT "A"

<u>LOCATION</u>	<u>FIRST YEAR DELINQUENCY</u>	<u>DEFAULT NUMBER</u>	<u>PURCHASE PRICE</u>	<u>PURPOSE OF ACQUISITION</u>
CITY OF SANTA CLARITA	2006	2848-012-086	\$27,969.00*	OPEN SPACE

**LEGAL
DESCRIPTION**

LOT 4 IN NW 1/4 OF SEC 2 T3N R15W AND POR OF NW 1/4 OF SEC 2 T3N R15W

The purchase price quoted on this Exhibit "A" is a projection of the purchase price for a schedule of twelve (12) months. In addition, all cost related to the sale will be added to this price as follows: Cost of Notification, Cost of Publication, Cost of Postage, STPTS Fees, Title Report Fee and Forfeited State Lands Fee. If the agreement is completed in less than the twelve (12) month projection time, then the purchase price will be decreased; however if the completion of the agreement is longer than the twelve (12) month projection time, the price will increase accordingly.

11-00439

**AGREEMENT TO PURCHASE
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY
(Public/Taxing Agency)**

This Agreement is made this 13 day of NOV, 2004, by and between ~~the Board of Supervisors of Los Angeles County, State of California, and~~ the **CITY OF SANTA CLARITA** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.
2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.
3. That the PURCHASER agrees that the real property be used for the public use specified on Exhibit "A" of this agreement.
4. That if said PURCHASER is a **TAXING AGENCY**, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

ANDREA SHERIDAN ~~ORDIN~~ ORDIN
County Counsel

By [Signature]
Senior Associate County Counsel

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code

X: ID: Chptr 8 Pubagency form
Revised 6/24/03

AGREEMENT NUMBER 2689

The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agencies.

ATTEST: Sarah P. [Signature]

(Seal)

ATTEST:

By Ken Striplin [Signature]
Ken Striplin
Assistant City Manager

Board of Supervisors
Los Angeles County

By _____
Clerk of the Board of Supervisors

By _____
Chairman of the Board of Supervisors

By _____
Deputy
(seal)

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the City of N/A hereby agrees to the selling price as provided in this agreement.

ATTEST: Sarah P. [Signature]

(seal)

City of N/A

By Ken Striplin [Signature]
Mayor
Ken Striplin
Assistant City Manager

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.

Marly Salas [Signature]
Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this ____ day of _____, 20__.

By: _____, STATE CONTROLLER

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2689

EXHIBIT "A"

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CITY OF SANTA CLARITA	2006	2848-012-086	\$27,969.00*	OPEN SPACE

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DESCRIPTION**

LOT 4 IN NW 1/4 OF SEC 2 T3N R15W AND POR OF NW 1/4 OF SEC 2 T3N R15W

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